

I. Call to Order/Roll Call

Chairman Alex Vispoli called the Special Meeting of the Board of Selectmen to order at 6:11 P.M. in the Selectmen's Conference Room at the Town Offices. Roll call: Chairman Alex Vispoli –Y and Selectmen Brian Major-Y, Dan Kowalski-Y, and Paul Salafia-Y. Also present Town Manager Reginald S. Stapczynski, Town Counsel Tom Urbelis, and Youth Center Building Chairman Chris Huntress. The meeting was duly posted.

II. Opening Ceremonies

Chairman Vispoli asked for a Moment of Silence followed by the Pledge of Allegiance.

III. Business of the Board

Chairman Vispoli stated the purpose of tonight's meeting is to discuss the result of Town Meeting and the use of the Wood Trust Fund for the Youth Center and what, if anything, has to be changed in the Town's Agreement with the Youth Foundation.

Town Counsel Attorney Urbelis said the Agreement implied certain numbers that he feels would need to be modified for the construction of the Youth Center and the phased approach to the Agreement would also need to be modified.

Chris Huntress, Chairman of the Youth Center Building Committee, stated that the funds from the Wood Trust guarantee they can build the Center as one construction project and will be setup as a base-bid to guarantee completion of all aspects of construction with exception of the finishing work for the Multi-purpose room and Shop. The building has been redesigned to a simpler form, i.e. one level, and changed from a steel frame to a pre-engineered building of 21,000 sq. ft. with an 8,500 sq. ft. gym. On June 6th they will have 100% of the design development completed and will go forward from there with construction documents, submission of permits, etc. The plan is to go out to bid the end of July, to award the bids in mid-August and break ground in mid-September. The Design Review Board has been appraised of all aspects and is on board.

The Andover Youth Foundation will provide additional funds needed to complete the interior finish to the Shop and Multi-purpose Room and to bring the project to total completion. Diane Costagliola, Chair of the Youth Foundation, stated there was supposed to be a second warrant article at the Special Town Meeting within the Annual Town Meeting but the decision of bond counsel was that they not bring forward a second warrant article because they are not phasing the construction.

Attorney Urbelis asked if the Board felt that Town Meeting voters thought all items were covered under their vote and if they think that meant the Multi-purpose room would be finished. Selectman Major asked if the two rooms were not finished would they still be usable? Mr. Huntress said the rooms would be functional for an event; they would be structurally safe, but not heated or have air-conditioning.

Selectman Vispoli said none of the warrant articles said the project would be 100% complete. Attorney Urbelis said it is up to the Board to determine what Town Meeting was told and what they understood.

The exterior will be finished but not the entire interior of the Multi-purpose Room or the Shop. Both rooms would still be usable and the Youth Foundation would be 100% responsible for the remainder of the funds to finish the rooms. Selectmen Vispoli does not feel this changes the concept of the Agreement and what Town Meeting voted. Attorney Urbelis said stated the Agreement is subject to the terms and conditions acceptable by the Board and the \$2.7M will not be the last dollar spent. It needs to be made clear that the responsibility of completing the two rooms is the responsibility of the Youth Foundation and the contract wording in the Agreement should be clear as to the financing for the completion of the two rooms. Chris Huntress pointed out that Section 3.5 of the original Agreement under Cost Over-runs states that the Youth Foundation would be responsible and cover additional expenses. Selectman Kowalski asked that the Town Manager send out an e-copy of the original Agreement.

Attorney Urbelis said he recommends having an amendment to the Agreement, he will draft the language and present it to the Board. It was asked that the amendment be written as simple as possible and include the funds from the Wood Family but not a total redraft of the Agreement. Diane Costagliola, Chair of the Andover Youth Foundation, stated that the Wood Trust Fund money was not asked for from the Youth Foundation and she has an issue with why the Wood money needs to be included in the Agreement. Attorney Urbelis said he will include the Wood funds in the revised Agreement unless the Board tells him not to. The Board feels the funds should be documented. Attorney Urbelis stated he does not see a major rewrite of the Agreement. Ms. Costagliola said the Foundation has increased their contribution from \$2.2M to \$2.7M. Chairman Vispoli said it is important to have changes included in the Agreement to reduce any ambiguity and eliminating any future questions.

The Board will schedule a meeting on June 10th for an initial read of the Agreement and meet again on June 17th for the final read. The architect's figures will be available by then giving Attorney Urbelis time to draft an amendment. The draft of the Agreement is to be sent to Chris Huntress and Diane Costagliola.

Chairman Vispoli asked the Board to consider scheduling two additional meetings to orchestrate the year ahead. He would like to secure the services of an outside facilitator for the purpose of helping the Board align their priorities.

IV. Adjournment

At 7:57 P.M. on a motion by Selectman Major and seconded by Selectman Salafia, the Board unanimously voted to adjourn from the Special Meeting. Roll call: Chairman A. Vispoli-Y and Selectmen B. Major-Y, D. Kowalski-Y, and P. Salafia-Y.

Respectfully submitted,
Dee DeLorenzo, Recorder